

## **MOBILE HOME PARKS COMMUNITY MEETING REPORT**

### **Responses to Issues Raised at the July 1, 2004 Council Neighborhoods Committee Meeting**

Presented below are the City's responses to various issues and concerns raised at the July 1, 2004 Council Neighborhoods Committee (CNC) meeting for mobile home park residents. If you have further questions about any of the following responses, please contact the responsible department at the phone numbers noted below. General questions can be directed to Linda Lauzze, the City's Administrative and Neighborhood Services Manager, at [linda.lauzze@ci.mtnview.ca.us](mailto:linda.lauzze@ci.mtnview.ca.us) or (650) 903-6379.

#### **CITY ATTORNEY'S OFFICE – (650) 903-6303**

1. *Can something be done about the elimination of banners and signs put up on the chain-link fence at El Camino Real and Grant Road (old Hollywood Video corner)? This is really very unsightly.*

Code Enforcement has reported the temporary signs on that fence to PG&E, who owns the property where the signs are posted, and requested that the signs be removed. However, PG&E has not responded. In accordance with the City Code, Code Enforcement has removed the temporary signs after notice to PG&E. Please report any sign violations to the Code Enforcement Division at (650) 526-7713.

2. *I am concerned about raising rents each year. Is it possible for the City to be more lenient with the property owners, so they don't have to increase our rent yearly?*

Generally, City regulations do not affect mobile home park owners since the State Department of Housing and Community Development (HCD) establishes and enforces development and building standards for mobile home parks and mobile homes. As a result, the City has very little regulatory authority over mobile home parks.

## COMMUNITY DEVELOPMENT DEPARTMENT – (650) 903-6306

1. *Homeowners in New Frontier mobile home park do not have representation. There is no homeowners association. It's either the park management way or no way. This is very difficult when the managers have no people skills. I think it should be mandatory that all parks have homeowners associations with power.*

Homeowners in any mobile home park may form a homeowners association and, upon written request, management must meet and consult with a homeowners group regarding park rules, rental agreements, maintenance standards or physical improvements. A homeowners group also has the right to use park facilities for meetings. It is up to residents within a mobile home park to decide whether they would like to form a homeowners group and then work with other residents in the park to initiate an association. The City of Mountain View does not have the jurisdiction to mandate that mobile home parks have homeowners associations. The City also does not maintain rules about how homeowners groups are formed or sanction homeowner or neighborhood groups.

Homeowners in two Mountain View mobile home parks have recently formed residents committees for the purpose of working out issues with park management and improving the quality of living in their parks. These parks are Santiago Villa and Sahara Village mobile home parks.

The Mountain View City Council encourages neighborhood associations and mobile home park homeowners groups and provides funding for these groups through the Neighborhood Grant Program, which is administered by the Council Neighborhoods Committee (CNC). The CNC accepts applications for grants once a year in June. For information about the Neighborhood Grant Program, please contact Linda Lauzze, Administrative and Neighborhood Services Manager, at (650) 903-6462.

2. *What are the actual results of the mediations at Santiago Villa? Please give some concrete statement. (Sahara Village)*

The primary results of the mediations between the Santiago Villa Residents Committee and park management is the improved communication between the residents and management. Residents and management agreed on a process for handling complaints and agreed on procedures and protocols for future meetings, including agreement to treat each other with respect and courtesy. The parties agreed on a process for determining whether a children's playground should be installed in the park. If a survey indicates that most residents want a playground, management agreed to install the playground by the first quarter of 2005. The two parties also agreed about a clarification of the rent reduction policy.

3. *As a member of Sahara Mobile Village Residents Committee, I have been requested to ask for a printed accounting of the City's claimed expenses, \$36,000 and 600 hours, etc., spent on the issues that dealt with Sahara Village and Santiago Villa mobile home parks. (Sahara Village)*

The 600-hour figure is an estimate of the City staff hours given to addressing issues at Sahara Village and Santiago Villa mobile home parks.. These issues were first discussed at a City Council meeting on August 7, 2001 and, since that time, there have been 21 meetings, which averages 7 meetings each year. The 600-hour estimate equates to about 16.2 hours per month, or 3.8 hours per week, of staff work over the past three years.

In addition to the City Council holding meetings to discuss these issues, two Council committees have worked on these issues: the Council Mobile Home Park Ad Hoc Committee and the Council Neighborhoods Committee. To assist the Council and Committees, staff does research, prepares reports, makes presentations, attends meetings and responds to questions and comments. In addition, clerical staff prepares minutes, copies and mails notices and arranges public advertisements. The written materials produced by staff in the past three years fill a 2" binder.

The City has not made an estimate of the cost for City staff doing this work, and there has not been a \$36,000 estimate of expenses. Mr. John Vidovich, owner of these mobile home parks, agreed to pay for an information and resource fair, a consultant to assist the Residents Committees, mediation services and other assistance to help resolve problems at these parks. He deposited \$34,500 with the City, and less than half of these funds have been used thus far for these services. These funds have not been used to cover the cost for City staff work since this was not agreed to by Mr. Vidovich or directed by the City Council.

4. *Can we acquire copies of minutes and of previous CNC reports? (Sahara Village)*

Copies of CNC reports and minutes can be found on the City of Mountain View web site at [www.ci.mtnview.ca.us](http://www.ci.mtnview.ca.us) or you may call the Neighborhood Preservation Division at (650) 903-6379 to request specific meeting documents. All of the CNC reports on mobile home park issues have been sent to the Sahara Village Residents Committee.

5. *What are the requirements of a mobile home park for adequate parking? Especially regarding seniors who live in the back of the park and have a long distance to walk from the clubhouse. (Sahara Village)*

The State Department of Housing and Community Development determines parking requirements for mobile home parks. To find out the parking requirements for your mobile home park, you can contact HCD at (916) 445-4782 or (916) 445-9471.

6. *I understand that some years ago, Mountain View passed an ordinance saying that if a mobile home park owner wanted to convert the land to another use, he had to find space within a 75-mile radius for coach owners to move to. True? If so, is it still in effect? (Sunset Estates)*

The City of Mountain View adopted a Mobile Home Park Conversion or Cessation of Use Ordinance in 1989, and this ordinance is still in effect. This ordinance requires a conversion impact report from park owners should they want to close a mobile home park and convert the land to another use. The conversion impact report must address the availability of adequate replacement space in mobile home parks within a 20-mile radius. The Ordinance does not require that replacement spaces be available in order to convert the park; it only requires that this information be included in the conversion report. However, the Conversion Ordinance does specify that the City Council shall review the conversion impact report and require the park owner to take steps to mitigate any adverse impact of the conversion on the ability of displaced mobile home park residents to find or afford adequate replacement housing.

7. *I've seen that the City is revisiting the condo conversion to ownership issue. Will this affect mobile homes if owners decide to sell their park? (Moorpark)*

The City Council is considering changes to the City ordinance that governs a change in the subdivision of land, in particular a change in residential rental properties to condominiums and other types of subdivided ownership housing. These changes do not directly affect mobile home owners. The City's Mobile Home Park Conversion Ordinance, as discussed in the preceding question, is the ordinance that addresses the issue of how the redevelopment of a mobile home park would affect mobile home owners within the park. In addition, redevelopment of a mobile home park can only happen if the City Council agrees to change the existing zoning and General Plan designation for the park – a process that would require thorough review of the impacts on residents and public hearings with the Environmental Planning Commission and City Council. The City Council has the discretion to approve or disapprove a change to the zoning and General Plan designations.

Changes to the ordinance on condominium conversions could have an impact on how much it costs to redevelop a property. One of the issues the Council will review is how the parkland dedication in-lieu fees should be calculated with a change from rental to ownership units. One of the options that will be discussed is allowing credit for existing rental units in the calculation of parkland dedication in-lieu fees, which could reduce the amount of in-lieu fees required when property redevelops.

8. *Could we please have copies of the City's Mobile Home Conversion Ordinance? (Sahara Village)*

A copy of the City's Mobile Home Park Conversion Ordinance has been sent to the resident requesting this information. Other mobile home park owners who would like a copy of the Ordinance may contact the Neighborhood Preservation Division at (650) 903-6379 and provide your name and address so we can send you a copy.

9. *Are mobile home parks included in the City's accounting of required lower-cost housing? (Sahara Village)*

The City's Housing Element contains a policy to preserve existing mobile home parks, and mobile home parks were acknowledged as an important source of affordable housing when a special General Plan mobile home park land use designation was adopted in 1992. There is no accounting of required lower-cost housing for the City's existing housing supply. However, the Association of Bay Area Governments (ABAG) does set "fair share" housing goals for each city in the region for the future production of housing, including moderate- and low-income housing. The Housing Element adopted these figures as a goal for the City's housing production. The loss of any affordable housing in the City, including mobile home park housing, would make it more difficult to reach these goals since more affordable housing would need to be produced to compensate for the affordable housing being lost.

10. *Why are noncitizens getting the affordable housing when lifelong U.S. citizens are turned down? I think citizenship should be a requirement, or at least take priority. Who makes these rules? (Santiago Villa)*

The Federal Government actually determines the eligibility rules for tenants of affordable housing, and eligibility is based primarily on the income of the tenant. Affordable housing is typically subsidized with Federal funds and, as a result, must comply with Federal regulations. Section 214 of the Housing and Community Development Act of 1980 (as amended) specifies that an individual is eligible for Federal housing assistance if he or she is a U.S. citizen or a lawful

U.S. resident (i.e., noncitizen admitted to the U.S. under various provisions of the Immigration and Nationality Act, such as under asylum or amnesty status). Therefore, the City cannot limit lawful U.S. residents from applying for and living in Federally subsidized affordable housing, even if they are not U.S. citizens. People who are not lawfully present in the United States are not eligible for Federal housing assistance.

In recognition of the need for affordable housing for Mountain View residents, the City Council has adopted a policy that gives residents who have lived in Mountain View for at least six months, or worked in Mountain View for at least a year, first preference for available affordable housing units. This preference policy is being implemented in most of the City's Federally subsidized housing, with a few exceptions where this preference is expressly prohibited by Federal law.

11. *There is no barrier from banks of Stevens Creek. Now that the park is family, I am worried about safety also myself being a senior citizen doing yard work. Erosion in 20 years is great. (Sahara Village)*

Stevens Creek and the immediate areas on either side are owned by the Santa Clara Water District, and the mobile home park owner does not have the jurisdiction to build a fence on their property. There are general requirements in the Mobile Home Residency Law that the property owner maintain the park in a safe manner, and many parks have perimeter fencing around the property. There may be room to build a fence on the mobile home park property. To determine whether the existing fencing in your park is adequate, contact the State Department of Housing and Community Development, Office of the Mobilehome Ombudsman at (800) 952-5275.

12. *How many mobile home parks in Mountain View are for seniors only? (Sunset Estates)*

There are two mobile home parks in Mountain View that are for seniors only – Sunset Estates and New Frontier mobile home parks.

#### **POLICE DEPARTMENT – (650) 903-6350**

1. *What can we do to reduce speeding within mobile home parks? The speed limit is 15 miles per hour and is largely ignored by about 90 percent of the people driving in the park, especially after office hours and late at night. (Santiago Villa)*

Large residential complexes are many times faced with the problem of persons driving at unsafe speeds. This can be a difficult problem to correct because law enforcement does not have the legal authority to enforce speed regulations on private property. However, as a private complex, there are steps that can be taken

to help reduce speed. These include installation of speed bumps and traffic warning signs. Other steps could include placement of landscaping to reduce the width of roadways (causing drivers to have to slow to maintain control of their vehicle) and implementation of stiff penalties through the homeowners/CC&Rs for violations of complex rules. Another suggestion is to become involved in the Police Department's Neighborhood Watch Program. During program meetings, presentations can be made on traffic safety. It has been found that when the community as a whole takes a strong stance against unsafe drivers, drivers will feel the pressure to comply and not be labeled as an unaccepted/violating member of the residential community.

2. *Please give us a report on the increase of crime regarding drugs and other crime and an accounting of the number of cases closed or pending. (Sahara Village)*

Sahara Village had 15 documented incidents in 2003. In 2004, there have been 13 incidents, including: 1 battery, 1 domestic disturbance, 2 failures to obey court orders, 1 service call, 4 suspicious persons/cars and 2 vandalisms. The cases have been investigated and, currently, none of them are pending with an anticipation of an arrest. There do not appear to be any significant increases in reported criminal activity. However, it is important for residents to continue calling the Police Department anytime they witness or are aware of a crime so that an investigation can be conducted and evaluation of increases/decreases in crime can be made.

3. *The park manager continues to violate the park charter by harassing residents he doesn't like by phone on a regular basis, and I am concerned that other activities of the park management are illegal, such as keeping dossiers, mail thefts and following park residents. This is really a serious problem. (Santiago Villa)*

The Police Department is not currently investigating any criminal cases involving the management of the park. Residents or persons with knowledge of any criminal activity should report them directly to the Police Department. Only cases involving criminal activity are investigated by the Police, and incidents of a civil nature (i.e., landlord/tenant disagreements) are handled through civil processes. Project Sentinel (650-960-0495) offers free mediation services for housing conflicts and concerns.

## **FIRE DEPARTMENT – (650) 903-6365**

1. *During a wet winter, the outside electric connection exploded and caught on fire. Does the Fire Department (or whomever) have any responsibility for safety of this old equipment? (Sahara Village)*

The power company has responsibility for gas and electric equipment. They are responsible for all hook ups, connection and meters, and required safety inspections.

## **PUBLIC WORKS DEPARTMENT – (650) 903-6311**

1. *Once the Route 85/U.S. 101 highway project is complete, will the overpass bridge from Shoreline Boulevard to Old Middlefield Way be rebuilt? Will the bottleneck (exit off U.S. 101 & Route 85) be widened to more lanes? (Santiago Villa)*

Yes, the Old Middlefield Way overcrossing of U.S. 101 will be rebuilt as part of the interchange improvements. It will be one of the last items to be completed before the entire project is finished, sometime in early 2006.

Also, the old connector ramp from Route 85 to U.S. 101 that was demolished will be replaced with three new ramps. The new ramp currently in use as the old ramp's replacement will eventually serve only traffic from Route 85 to Shoreline Boulevard, avoiding the difficult merge onto U.S. 101 and then over to the Shoreline Boulevard exit. Two other ramps will also be constructed: one 2-lane ramp from the Route 85 mixed-flow lanes to the U.S. 101 mixed-flow lanes; and the last ramp from the Route 85 commuter lane directly to the U.S. 101 commuter lane. Separating traffic movements in this manner avoids much of the merging and weaving that currently occurs at the interchange, reducing congestion and eliminating conflicts.

2. *During a performance at the Amphitheatre, it is impossible to cross or get onto Shoreline Boulevard. The roads on the east side are all dead ends. People attending concerts are unkind to drivers from side roads. Is it too much to ask to have the intersection between Shoreline Boulevard and La Avenida marked "keep clear"? Most of Santiago Villa residents plan not to go out during those hours, but some have to. (Santiago Villa)*

"KEEP CLEAR" legends will be painted on the Shoreline Boulevard/La Avenida intersection after interchange construction is completed.



3. *Could we have a large intersection sign at the entrance to Sahara Village mobile home park? Drivers do not realize there is a driveway there. It can be very hazardous turning.*

The City will review this section of El Camino Real and determine the feasibility of installing a sign to warn El Camino traffic of the driveway intersection to Sahara Village. Contact Dennis Belluomini, City Traffic Engineer, or Mike Vroman, Senior Traffic Engineer, at (650) 903-6311 regarding the status of this review.

4. *Can we have a better way of designating the entrance to Sahara Village on El Camino Real? Someone has painted a red arrow on the cement, but it is not too well seen. Traffic coming along El Camino onto Route 85 is usually not prepared to stop. (Sahara Village)*

As stated in No. 3 above, the City will review this section of El Camino Real and determine the feasibility of installing a sign to warn El Camino Real traffic of the driveway intersection to Sahara Village.

5. *Which department do I contact regarding curb cuts for wheelchairs/scooters? (Sunset Estates)*

The Public Works Department should be contacted regarding access ramps on City streets. Contact Dennis Belluomini, City Traffic Engineer, or Mike Vroman, Senior Traffic Engineer, at (650) 903-6311 to request installation of a ramp.

6. *Who is responsible for sidewalks over Route 85 at El Camino Real? For electric scooter users, the sidewalks are impossible! They are rough and extremely uneven! We are seniors who must use scooters to get around. (Sunset Estates)*

Caltrans maintains the sidewalks along El Camino Real over Route 85 since the sidewalks are part of the overpass structure and the interchange. The City's Public Works Department will check the sidewalks on the overpass and contact Caltrans to perform any needed maintenance to make them smooth.

7. *Can anything be done about the issue of recycle containers? They are so big and awkward that our seniors, who are frail, have trouble handling them. They are too large to wheel out to the curb if a car is in the carport. Some of us have to carry them onto our neighbor's yard. Could we have smaller ones or two separate bins as we had before – small enough to move easily in a narrow space? (New Frontier)*

An alternative option for the park is a community recycling system ("group carts") instead of individual carts. Each group consists of three carts placed throughout the park and/or near the community garbage dumpsters. Residents would carry their recycling in paper or plastic bags and empty the recycling into the appropriate carts. There is a separate cart for newspaper, mixed paper and

household containers (bottles and cans). Park management is currently considering this option instead of the individual carts to solve the space problem.